

# **ASX** ANNOUNCEMENT

10 December 2020

ASX CODE: MPX

**DIRECTORS** 

**Mr Nicholas Zborowski** Executive Director

Mr Anthony Ho Non-Executive Director

Mr Jack Spencer-Cotton Non-Executive Director

#### CAPITAL STRUCTURE

Ordinary Shares: 116.2M Options: 5.5M

ABN 13 142 375 522

15 McCabe Street North Fremantle WA 6159

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#### **ISSUE OF PERFORMANCE RIGHTS**

Mustera Property Group Ltd (**Mustera** or **Company**) advises that it has today issued a total of 2,000,000 Performance Rights to the Directors of the Company following receipt of shareholder approval at the Annual General Meeting held on 30 November 2020.

An Appendix 3G follows this announcement.

#### **AUTHORISED BY THE BOARD OF DIRECTORS**

#### **Company Enquiries:**

Nicholas Zborowski – Executive Director

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### **Appendix 3G**

# Notification of issue, conversion or payment up of equity +securities

Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.

If you are an entity incorporated outside Australia and you are issuing a new class of +securities other than CDIs, you will need to obtain and provide an International Securities Identification Number (ISIN) for that class. Further information on the requirement for the notification of an ISIN is available from the Create Online Forms page. ASX is unable to create the new ISIN for non-Australian issuers.

\*Denotes minimum information required for first lodgement of this form, with exceptions provided in specific notes for certain questions. The balance of the information, where applicable, must be provided as soon as reasonably practicable by the entity.

### Part 1 – Entity and announcement details

Question no	Question	Answer
1.1	*Name of entity  We (the entity here named) give notice of the issue, conversion or payment up of the following unquoted +securities.	Mustera Property Group Ltd
1.2	*Registration type and number  Please supply your ABN, ARSN, ARBN, ACN or another registration type and number (if you supply another registration type, please specify both the type of registration and the registration number).	ACN 142 375 522
1.3	*ASX issuer code	MPX
1.4	*This announcement is Tick whichever is applicable.	<ul> <li>☑ A new announcement</li> <li>☐ An update/amendment to a previous announcement</li> <li>☐ A cancellation of a previous announcement</li> </ul>
1.4a	*Reason for update  Mandatory only if "Update" ticked in Q1.4 above. A reason must be provided for an update.	Not applicable
1.4b	*Date of previous announcement to this update  Mandatory only if "Update" ticked in Q1.4 above.	Not applicable
1.4c	*Reason for cancellation  Mandatory only if "Cancellation" ticked in Q1.4 above.	Not applicable
1.4d	*Date of previous announcement to this cancellation  Mandatory only if "Cancellation" ticked in Q1.4 above.	Not applicable
1.5	*Date of this announcement	10 December 2020

# Part 2 – Type of issue

Question No.	Question	Answer
2.1	*The +securities the subject of this notification are:  Select whichever item is applicable.  If you wish to notify ASX of different types of issues of securities, please complete a separate Appendix 3G for each type of issue.	<ul> <li>Securities issued as a result of options being exercised or other +convertible +securities being converted and that are not to be quoted on ASX</li> <li>Partly paid +securities that have been fully paid up and that are not to be quoted on ASX</li> <li>+Securities issued under an +employee incentive scheme that are not being immediately quoted on ASX</li> <li>Other [please specify]</li> <li>If you have selected 'other' please provide the circumstances of the issue here:</li> <li>2,000,000 Performance Rights were issued to directors following receipt of shareholder approval at the Company's 2020 Annual General Meeting held on 30 November 2020.</li> </ul>
2.2a.1	Please state the number and type of options that were exercised or other +convertible securities that were converted (including their ASX security code if available)?  Answer this question if your response to Q2.1 is "securities issued as a result of options being exercised or other convertible securities being converted and that are not to be quoted on ASX".	Not applicable
2.2a.2	And the date the options were exercised or other +convertible securities were converted:  Answer this question if your response to Q2.1 is "securities issued as a result of options being exercised or other convertible securities being converted and that are not to be quoted on ASX".  Note: If this occurred over a range of dates, enter the date the last of the options was exercised or convertible securities was converted.	Not applicable
2.2b.1	Please state the number and type of partly paid +securities that were fully paid up (including their ASX security code if available)?  Answer this question if your response to Q2.1 is "partly paid securities that have been paid up and that are not to be quoted on ASX".	Not applicable
2.2b.2	And the date the *securities were fully paid up:  Answer this question if your response to Q2.1 is "partly paid securities that have been paid up and that are not to be quoted on ASX".  Note: If this occurred over a range of dates, enter the date the last of the securities was fully paid up.	Not applicable

#### Appendix 3G Notification of issue, conversion or payment up of equity +securities

2.2c.1	Please state the number and t +securities (including their ASZ code) issued under an +emplo incentive scheme that are not immediately quoted on ASX Answer this question if your response "securities issued under an employee scheme that are not being immediately ASX".	X security yee being to Q2.1 is incentive	2,000,000 Pe	rformance Rights
2.2c.2	*Please attach a document or details of a URL link for a document of with ASX detailing the terms of the temployee incentive scheme of summary of the terms.  Answer this question if your response "securities issued under an employee scheme that are not being immediated ASX".	iment lodged f the or a to Q2.1 is incentive	30 October 20 Also refer to t	o the <u>Notice of Meeting</u> dated 020.  he Performance Rights Plan he Company's <u>website</u> .
2.2c.3	*Are any of these +securities be to +key management personne an +associate  Answer this question if your response "securities issued under an employee scheme that are not being immediatel ASX".	el (KMP) or to Q2.1 is incentive	Yes	
2.2c.3.a	*Provide details of the recipients and the nur Answer this question if your response to Q2.1 is "securi not being immediately quoted on ASX" and your respon below for each KMP involved in the issue. If the securiti KMP or insert "Same" in "Name of registered holder". If insert the name of the associate in "Name of registered		ities issued under a use to Q2.2c.3 is "Y ies are being issued the securities are b	n employee incentive scheme that are les". Repeat the detail in the table d to the KMP, repeat the name of the
	Name of KMP	Name of reg	istered holder	Number of +securities
	Nicholas Anthony Zborowski	Nicholas Ant Zborowski	thony	1,000,000 Performance Rights
	Jack Spencer-Cotton	Jack Spence	er-Cotton	500,000 Performance Rights
	Anthony Ho	Anthony Ho		500,000 Performance Rights
2.2d.1	*The purpose(s) for which the issuing the +securities is:  Answer this question if your response "Other".  You may select one or more of the ite.	to Q2.1 is	☐ To fund th ☐ To pay for [provide d] ☐ To pay for [provide d] ☐ Other [provide d] ☐ Additional det	o the Notice of Meeting dated

#### Appendix 3G Notification of issue, conversion or payment up of equity +securities

2.2d.2	Please provide any further information needed to understand the circumstances in which you are notifying the issue of these +securities to ASX, including (if applicable) why the issue of the +securities has not been previously announced to the market in an Appendix 3B  You must answer this question if your response to	Refer to 2.2c.2 and 2.2d.1 above.
	Q2.1 is "Other". If there is no other information to provide, please answer "Not applicable" or "N/A".	
2.3	*The +securities being issued are:  Tick whichever is applicable	☐ Additional +securities in an existing unquoted class that is already recorded by ASX ("existing class")
		New +securities in an unquoted class that is not yet recorded by ASX ("new class")

## Part 3A – number and type of +securities being issued (existing class)

Answer the questions in this part if your response to Q2.3 is "existing class".

Question No.	Question	Answer
3A.1	*ASX security code & description	Not applicable
3A.2	*Number of +securities being issued	Not applicable
3A.3a	*Will the +securities being issued rank equally in all respects from their issue date with the existing issued +securities in that class?	Not applicable
3A.3b	*Is the actual date from which the +securities will rank equally (non-ranking end date) known?  Answer this question if your response to Q3A.3a is "No".	Not applicable
3A.3c	*Provide the actual non-ranking end date Answer this question if your response to Q3A.3a is "No" and your response to Q3A.3b is "Yes".	Not applicable
3A.3d	*Provide the estimated non-ranking end period  Answer this question if your response to Q3A.3a is "No" and your response to Q3A.3b is "No".	Not applicable
3A.3e	*Please state the extent to which the +securities do not rank equally:  • in relation to the next dividend, distribution or interest payment; or  • for any other reason  Answer this question if your response to Q3A.3a is "No".  For example, the securities may not rank at all, or may rank proportionately based on the percentage of the period in question they have been on issue, for the next dividend, distribution or interest payment; or they may not be entitled to participate in some other event, such as an entitlement issue.	Not applicable

### Part 3B – number and type of +securities being issued (new class)

Answer the questions in this part if your response to Q2.3 is "new class".

Question No.	Question	Answer
3B.1	*Security description	Performance Rights
3B.2	*Security type  Select one item from the list that best describes the securities the subject of this form. This will determine more detailed questions to be asked about the security later in this section. Select "ordinary fully or partly paid shares/units" for stapled securities or CDIs. For interest rate securities, please select the appropriate choice from either "Convertible debt securities" or "Nonconvertible debt securities". Select "Other" for performance shares/units and performance options/rights or if the selections available in the list do not appropriately describe the security being issued.	<ul> <li>□ Ordinary fully or partly paid shares/units</li> <li>□ Options</li> <li>□ +Convertible debt securities</li> <li>□ Non-convertible +debt securities</li> <li>□ Redeemable preference shares/units</li> <li>⋈ Other</li> </ul>
3B.3	ISIN code  Answer this question if you are an entity incorporated outside Australia and you are issuing a new class of securities other than CDIs. See also the note at the top of this form.	Not applicable
3B.4	*Number of +securities being issued	2,000,000
3B.5a	*Will all the +securities issued in this class rank equally in all respects from the issue date?	Yes
3B.5b	*Is the actual date from which the +securities will rank equally (non-ranking end date) known?  Answer this question if your response to Q3B.5a is "No".	Not applicable
3B.5c	*Provide the actual non-ranking end date Answer this question if your response to Q3B.5a is "No" and your response to Q3B.5b is "Yes".	Not applicable
3B.5d	*Provide the estimated non-ranking end period  Answer this question if your response to Q3B.5a is "No" and your response to Q3B.5b is "No".	Not applicable
3B.5e	*Please state the extent to which the +securities do not rank equally:  • in relation to the next dividend, distribution or interest payment; or  • for any other reason  Answer this question if your response to Q3B.5a is "No".  For example, the securities may not rank at all, or may rank proportionately based on the percentage of the period in question they have been on issue, for the next dividend, distribution or interest payment; or they may not be entitled to participate in some other event, such as an entitlement issue.	Not applicable

		payment up of equity +securities	
3B.6	Please attach a document or provide a URL link for a document lodged with ASX setting out the material terms of the +securities being issued	Please refer to the Notice of Meeting dated 30 October 2020.  Also refer to the Performance Rights Plan	
	You may cross reference a disclosure document, PDS, information memorandum, investor presentation or other announcement with this information provided it has been released to the ASX Market Announcements Platform.	available on the Company's <u>website</u> .	
3B.7	*Have you received confirmation from ASX that the terms of the +securities are appropriate and equitable under listing rule 6.1?	Not applicable	
	Answer this question only if you are an ASX Listing. (ASX Foreign Exempt Listings and ASX Debt Listings do not have to answer this question).		
	If your response is "No" and the securities have any unusual terms, you should approach ASX as soon as possible for confirmation under listing rule 6.1 that the terms are appropriate and equitable.		
3B.8a	Ordinary fully or partly paid shares/units	details	
	Answer the questions in this section if you selected this	security type in your response to Question 3B.2.	
	*+Security currency	Not applicable	
	This is the currency in which the face amount of an issue is denominated. It will also typically be the currency in which distributions are declared.		
	*Will there be CDIs issued over the +securities?	Not applicable	
	*CDI ratio	Not applicable	
	Answer this question if you answered "Yes" to the previous question. This is the ratio at which CDIs can be transmuted into the underlying security (e.g. 4:1 means 4 CDIs represent 1 underlying security whereas 1:4 means 1 CDI represents 4 underlying securities).		
	*Is it a partly paid class of +security?	Not applicable	
	*Paid up amount: unpaid amount  Answer this question if answered "Yes" to the previous question.	Not applicable	
	The paid up amount represents the amount of application money and/or calls which have been paid on any security considered 'partly paid'		
	The unpaid amount represents the unpaid or yet to be called amount on any security considered 'partly paid'.		
	The amounts should be provided per the security currency (e.g. if the security currency is AUD, then the paid up and unpaid amount per security in AUD).		
	*Is it a stapled +security?	Not applicable	
	This is a security class that comprises a number of ordinary shares and/or ordinary units issued by separate entities that are stapled together for the purposes of trading.		
3B.8b	Option details		
	Answer the questions in this section if you selected this security type in your response to Question 3B.2.		
	*+Security currency	Not applicable	
	This is the currency in which the exercise price is payable.		

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	*Exercise price	Not applicable
	The price at which each option can be exercised and convert into the underlying security. If there is no exercise price please answer as \$0.00.	
	The exercise price should be provided per the	
	security currency (i.e. if the security currency is AUD, the exercise price should be expressed in AUD).	
	*Expiry date	Not applicable
	The date on which the options expire or terminate.	
	*Details of the number and type of +security (including its ASX security code if the +security is quoted on or recorded by ASX) that will be issued if an option is exercised  For example, if the option can be exercised to receive one fully paid ordinary share with ASX security code ABC, please insert "One fully paid ordinary share (ASX:ABC)".	Not applicable
3B.8c	Details of non-convertible +debt securitie redeemable preference shares/units	s, +convertible debt securities, or
	Answer the questions in this section if you selected one 3B.2.	of these security types in your response to Question
		ng Conventions and Security Descriptions for ASX Quoted ertain terms used in this section
	*Type of +security	☐ Simple corporate bond
	Select one item from the list	☐ Non-convertible note or bond
		☐ Convertible note or bond
		☐ Preference share/unit
		☐ Capital note
		☐ Hybrid security
		□ Other
	*+Security currency	Not applicable
	This is the currency in which the face value of the security is denominated. It will also typically be the currency in which interest or distributions are paid.	
	Face value	Not applicable
	This is the principal amount of each security.	
	The face value should be provided per the security currency (i.e. if security currency is AUD, then the face value per security in AUD).	
	*Interest rate type	☐ Fixed rate
	Select one item from the list	☐ Floating rate
	Select the appropriate interest rate type per the terms of the security. Definitions for each type are provided	☐ Indexed rate
	in the Guide to the Naming Conventions and Security Descriptions for ASX Quoted Debt and Hybrid Securities	□ Variable rate
		☐ Zero coupon/no interest
		□ Other
	Frequency of coupon/interest payments	☐ Monthly
	per year	☐ Quarterly
	Select one item from the list.	☐ Semi-annual
		☐ Annual
		☐ No coupon/interest payments
		□ Other

### Appendix 3G Notification of issue, conversion or payment up of equity +securities

First interest payment date	Not applicable
A response is not required if you have selected "No coupon/interest payments" in response to the question above on the frequency of coupon/interest payments	
Interest rate per annum	Not applicable
Answer this question if the interest rate type is fixed.	
*Is the interest rate per annum estimated at this time?  Answer this question if the interest rate type is fixed.	Not applicable
If the interest rate per annum is estimated,	Not applicable
then what is the date for this information to be announced to the market (if known)	
Answer this question if the interest rate type is fixed and your response to the previous question is "Yes".  Answer "Unknown" if the date is not known at this	
time.	
*Does the interest rate include a reference rate, base rate or market rate (e.g. BBSW or CPI)?	Not applicable
Answer this question if the interest rate type is floating or indexed	
*What is the reference rate, base rate or market rate?	Not applicable
Answer this question if the interest rate type is floating or indexed and your response to the previous question is "Yes".	
*Does the interest rate include a margin above the reference rate, base rate or market rate? Answer this question if the interest rate type is floating or indexed.	Not applicable
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*What is the margin above the reference rate, base rate or market rate (expressed as a percent per annum)	Not applicable
Answer this question if the interest rate type is floating or indexed and your response to the previous question is "Yes".	
*S128F of the Income Tax Assessment Act status applicable to the +security	☐ s128F exempt ☐ Not s128F exempt
Select one item from the list	□ s128F exemption status unknown
For financial products which are likely to give rise to a payment to which s128F of the Income Tax Assessment Act applies, ASX requests issuers to confirm the s128F status of the security:	<ul> <li>☑ Not applicable</li> </ul>
"s128F exempt" means interest payments are not taxable to non-residents;	
"Not s128F exempt" means interest payments are taxable to non-residents;	
"s128F exemption status unknown" means the issuer is unable to advise the status;  "Not applicable" means s128F is not applicable to	
"Not applicable" means s128F is not applicable to this security	
*Is the +security perpetual (i.e. no maturity date)?	Not applicable
*Maturity date  Answer this question if the security is not perpetual	Not applicable

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	*Select other features applicable to the +security  Up to 4 features can be selected. Further information is available in the Guide to the Naming Conventions and Security Descriptions for ASX Quoted Debt and Hybrid Securities.	Simple   Subordinated   Secured   Converting   Convertible   Transformable   Exchangeable   Cumulative   Non-Cumulative   Redeemable   Extendable   Reset   Step-Down   Step-Up   Stapled   None of the above
	*Is there a first trigger date on which a right of conversion, redemption, call or put can be exercised (whichever is first)?	Not applicable
	*If yes, what is the first trigger date  Answer this question if your response to the previous question is "Yes".	Not applicable
	Details of the number and type of +security (including its ASX security code if the +security is quoted on ASX) that will be issued if the securities to be quoted are converted, transformed or exchanged Answer this question if the security features include "converting", "convertible", "transformable" or "exchangeable".  For example, if the security can be converted into 1,000 fully paid ordinary shares with ASX security code ABC, please insert "1,000 fully paid ordinary shares (ASX-ABC)"	Not applicable

### Part 4 – Issue details

Question No.	Question	Answer
4.1	*Have the +securities been issued yet?	Yes
4.1a	*What was their date of issue?  Answer this question if your response to Q4.1 is "Yes".	10 December 2020
4.1b	*What is their proposed date of issue?  Answer this question if your response to Q4.1 is "No".	Not applicable
4.2	*Are the +securities being issued for a cash consideration?  If the securities are being issued for nil cash consideration, answer this question "No".	No

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4.2a	*In what currency is the cash consideration being paid	Not applicable
	For example, if the consideration is being paid in Australian Dollars, state AUD.	
	Answer this question if your response to Q4.2 is "Yes".	
4.2b	*What is the issue price per +security	Not applicable
	Answer this question if your response to Q4.2 is "Yes" and by reference to the issue currency provided in your response to Q4.2a.	
	Note: you cannot enter a nil amount here. If the securities are being issued for nil cash consideration, answer Q4.2 as "No" and complete Q4.2c.	
4.2c	Please describe the consideration being provided for the +securities  Answer this question if your response to Q4.2 is "No".	The Performance Rights were issued as part of the Company's remuneration arrangements.
		Please refer to the Notice of Meeting dated 30 October 2020.
4.3	Any other information the entity wishes to provide about the issue	The Performance Rights, which are subject to various milestones, were issued under the Company's Performance Rights Plan following receipt of shareholder approval at the Company's annual general meeting held on 30 November 2020.

### Part 5 – Unquoted +securities on issue

Following the issue of the +securities the subject of this application, the unquoted issued +securities of the entity will comprise:

Note: the figures provided in the table in section 5.1 below are used to calculate part of the total market capitalisation of the entity published by ASX from time to time. Please make sure you include in the table each class of unquoted securities issued by the entity.

Restricted securities should be included in table 5.1.

*ASX security code and description	*Total number of +securities on issue
ASA security code and description	Total Hulliber of Tsecurities of Issue
MPXAB Unquoted options exercisable at \$0.37 each on or before 30 September 2021	3,000,000
MPXAC Unquoted options exercisable at \$0.46 each on or before 30 November 2023	2,500,000
Unquoted Performance Rights subject to varying vesting conditions	2,000,000

### Part 6 – Other Listing Rule requirements

The questions in this Part should only be answered if you are an ASX Listing (ASX Foreign Exempt Listings and ASX Debt Listings do not need to complete this Part) and:

- your response to Q2.1 is "+securities issued under an +employee incentive scheme that are not being immediately quoted on ASX"; or
- your response to Q2.1 is "Other"

Question	Answer
*Are the securities being issued under Listing Rule 7.2 exception 13¹ and therefore the issue does not need any security holder approval under Listing Rule 7.1?	No
Answer this question if your response to Q2.1 is "securities issued under an employee incentive scheme that are not being immediately quoted on ASX".	
*Has the entity obtained, or is it obtaining, +security holder approval for the issue under listing rule 7.1?  Answer this question if the response to Q6.1 is "No".	Yes
*Date of meeting or proposed meeting to approve the issue under listing rule 7.1  Answer this question if the response to Q6.1 is "No" and the response to Q6.2 is "Yes".	30 November 2020
*Are any of the +securities being issued without +security holder approval using the entity's 15% placement capacity under listing rule 7.1?  Answer this question if the response to Q6.1 is "No"	No
	*Are the securities being issued under Listing Rule 7.2 exception 13¹ and therefore the issue does not need any security holder approval under Listing Rule 7.1?  Answer this question if your response to Q2.1 is "securities issued under an employee incentive scheme that are not being immediately quoted on ASX".  *Has the entity obtained, or is it obtaining, +security holder approval for the issue under listing rule 7.1?  Answer this question if the response to Q6.1 is "No".  *Date of meeting or proposed meeting to approve the issue under listing rule 7.1  Answer this question if the response to Q6.1 is "No" and the response to Q6.2 is "Yes".  *Are any of the +securities being issued without +security holder approval using the entity's 15% placement capacity under listing rule 7.1?

#### <sup>1</sup> Exception 13

An issue of securities under an employee incentive scheme if within 3 years before the issue date:

- (a) in the case of a scheme established before the entity was listed a summary of the terms of the scheme and the maximum number of equity securities proposed to be issued under the scheme were set out in the prospectus, PDS or information memorandum lodged with ASX under rule 1.1 condition 3; or
- (b) the holders of the entity's ordinary securities have approved the issue of equity securities under the scheme as an exception to this rule. The notice of meeting must have included:
  - a summary of the terms of the scheme.
  - the number of securities issued under the scheme since the entity was listed or the date of the last approval under this rule;
  - the maximum number of +equity securities proposed to be issued under the scheme following the approval; and
  - a voting exclusion statement.

Exception 13 is only available if and to the extent that the number of +equity securities issued under the scheme does not exceed the maximum number set out in the entity's prospectus, PDS or information memorandum (in the case of (a) above) or in the notice of meeting (in the case of (b) above).

Exception 13 ceases to be available if there is a material change to the terms of the scheme from those set out in the entity's prospectus, PDS or information memorandum (in the case of (a) above) or in the notice of meeting (in the case of (b) above).

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		payment up of equity - securities
6.2b.1	*How many +securities are being issued without +security holder approval using the entity's 15% placement capacity under listing rule 7.1?  Answer this question if the response to Q6.1 is "No", the response to Q6.2 is "No" and the response to Q6.2 is "Yes".	Nil
	Please complete and separately send by email to your ASX listings adviser a work sheet in the form of Annexure B to Guidance Note 21 confirming the entity has the available capacity under listing rule 7.1 to issue that number of securities.	
6.2c	*Are any of the +securities being issued without +security holder approval using the entity's additional 10% placement capacity under listing rule 7.1A (if applicable)?  Answer this question if the response to Q6.1 is "No" and the response to Q6.2 is "No".	Not applicable
6.2c.1	*How many +securities are being issued without +security holder approval using the entity's additional 10% placement capacity under listing rule 7.1A?  Answer this question if the response to Q6.1 is "No", the response to Q6.2 is "Yes".	Nil
	Please complete and separately send by email to your ASX listings adviser a work sheet in the form of Annexure C to Guidance Note 21 confirming the entity has the available capacity under listing rule 7.1A to issue that number of securities.	

Introduced 01/12/19; amended 31/01/20